



# FREETOWN CONSERVATION COMMISSION

TOWN HALL

P.O. BOX 438

ASSONET, MASSACHUSETTS 02702

## Conservation Review Cover Sheet Local Request for Determination of Applicability

Date submitted: 10/04/02  
Project Address: 43 Water Street  
Assessors' Map #: 211 Lot #: 185

### Project Description:

The Applicant intends to construct a dock & eradicate phragmites.

Applicant Name: Deborah Petty  
Applicant Tel. #: 508-496-7880 Applicant E-mail: Attorney.Petty@Cima1.com  
Contact Name: Alison Cesar  
Contact Tel. #: 74-501-2176 Contact E-mail: Acasar@CECinc.com

\*At least one e-mail address must be provided.

The Conservation Commission would like to review all septic plans to ensure that the scope of work is not within an area that is subject to the Wetlands Protection Act. **Any work being done** within the 100' buffer zone is to be reviewed by the Conservation Commission so they may determine what impact it may have on the wetlands. The Conservation Commission normally meets every two weeks. If there aren't any wetlands on the site, the Commission may approve the plans sooner. If you have any questions, please e-mail [conservation@freetownma.gov](mailto:conservation@freetownma.gov) or call (508) 644-2201 or (508) 958-1544.

### Conservation Commission Determination

#### TO BE FILLED OUT BY FREETOWN CONSERVATION COMMISSION ONLY

- ☐ Proposed work is not within a wetland resource area or Buffer Zone protected under the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) or the Town of Freetown Wetlands Protection By-Law, Section XV.
- ☐ Proposed project has already received approval from the Freetown Conservation Commission (D.E.P. File No. \_\_\_\_\_ or Date of Determination of Applicability \_\_\_\_\_)
- ☐ A filing with the Conservation Commission is necessary for proposed work prior to issuance of building permit.

Conservation Commission: \_\_\_\_\_

Date: \_\_\_\_\_

# LETTER OF TRANSMITTAL

31 Bellows Road  
Raynham, MA 02767  
Phone: (774) 501-2176  
Fax: (774) 501-2669

DATE: October 4, 2021

JOB NO.: 304-649  
18-7076

ATTENTION:

TO:

Freetown Conservation Commission  
3 North Main Street  
Assonet, MA 02702

RE:

43 Water Street  
Map 211 Lot 185  
NOI

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via delivery the following items:

☐ Shop Drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☒ Application

COPIES	DATE	NO.	DESCRIPTION
1	9/3/2021		WPA Form 3 - Notice of Intent Package
5	7/28/2021		Plan Set (3 full-size, 2 reduced-size)
1	9/3/2021	1124	\$378.50 WPA Filing Fee Check
1	9/11/2021	1125	\$10.00 Local Bylaw Fee Check

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED:

*Alison César*



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

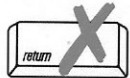
MassDEP File Number

Document Transaction Number

Freetown

City/Town

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

43 Water Street

a. Street Address

Freetown

b. City/Town

02702

c. Zip Code

Latitude and Longitude:

41°47'42.3"N

d. Latitude

71°04'32.7"W

e. Longitude

211

f. Assessors Map/Plat Number

185

g. Parcel /Lot Number

2. Applicant:

Deborah

a. First Name

Petty

b. Last Name

c. Organization

P.O. Box 246

d. Street Address

Assonet

e. City/Town

MA

f. State

02702

g. Zip Code

508-496-7880

h. Phone Number

i. Fax Number

AttorneyPetty@Gmail.com

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Alison

a. First Name

Cesar

b. Last Name

SITEC, Inc. / Civil & Environmental Consultants, Inc.

c. Company

31 Bellows Road

d. Street Address

Raynham

e.

MA

f. State

02767

g. Zip Code

774-501-2176

h. Phone Number

774-501-2669

i. Fax Number

ACesar@CECinc.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$732.00+\$10.00=\$742.00

a. Total Fee Paid

\$353.50

b. State Fee Paid

\$378.50+\$10.00=\$388.50

c. City/Town Fee Paid





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Bureau of Resource Protection - Wetlands

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**A. General Information (continued)**

6. General Project Description:

The Applicant intends to construct a 95-foot long fixed dock with associated gangway and float system in FEMA Flood Zone AE. The Applicant also proposes to eradicate the existing Phragmites located on the property.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input checked="" type="checkbox"/> Dock/Pier          |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Bristol

a. County

8267

c. Book

b. Certificate # (if registered land)

253

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.





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Bureau of Resource Protection - Wetlands

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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	4 1. square feet	0 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	18 1. square feet 72 3. cubic feet of flood storage lost	0 2. square feet 0 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Assonet River 1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet

b. square feet within 100 ft.

c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☒ Yes ☐ No

3. ☒ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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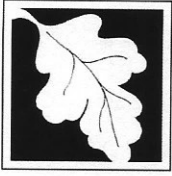
City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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**C. Other Applicable Standards and Requirements**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a. ☐ Yes ☒ No

**If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program**  
**Division of Fisheries and Wildlife**  
**1 Rabbit Hill Road**  
**Westborough, MA 01581**

August 01, 2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
2. ☐ Assessor's Map or right-of-way plan of site
2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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**C. Other Applicable Standards and Requirements (cont'd)**

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☐ Not applicable – project is in inland resource area only      b. ☒ Yes    ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?      d. ☐ Yes    ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2. ☐ A portion of the site constitutes redevelopment
  3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
  2. ☐ Emergency road repair
  3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

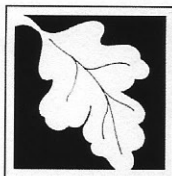
**D. Additional Information**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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**D. Additional Information (cont'd)**

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Dock Layout

a. Plan Title

SITEC, Inc. / CEC, Inc.

Steven D. Gioiosa

b. Prepared By

c. Signed and Stamped by

July 28, 2021

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☒ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

**E. Fees**

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1124 & 1125

2. Municipal Check Number

1123

4. State Check Number

43 Water Street, LLC.

6. Payor name on check: First Name

September 03, 2021

3. Check date

September 03, 2021

5. Check date

7. Payor name on check: Last Name





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**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

*Robert L. Petty*  
1. Signature of Applicant

9/3/2021  
2. Date

3. Signature of Property Owner (if different)

*Allison César*  
5. Signature of Representative (if any)

4. Date

September 03, 2021  
6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

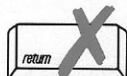
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



## A. Applicant Information

1. Location of Project:

43 Water Street

a. Street Address

1123

c. Check number

Freetown

b. City/Town

\$231.50

d. Fee amount

2. Applicant Mailing Address:

Deborah

a. First Name

Petty

b. Last Name

c. Organization

P.O. Box 264

d. Mailing Address

Assonet

e. City/Town

MA

f. State

02702

g. Zip Code

508-496-7880

h. Phone Number

i. Fax Number

attorneypetty@gmail.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

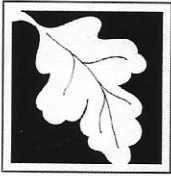
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 5 - Dock	122 LF	\$4.00 / LF	\$488.00
Riverfront Area		+50%	\$244.00
Step 5/Total Project Fee:			\$732.00

**Step 6/Fee Payments:**

Total Project Fee:	\$732.00
State share of filing Fee:	a. Total Fee from Step 5 \$353.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$378.50+\$10=\$388.50
	c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

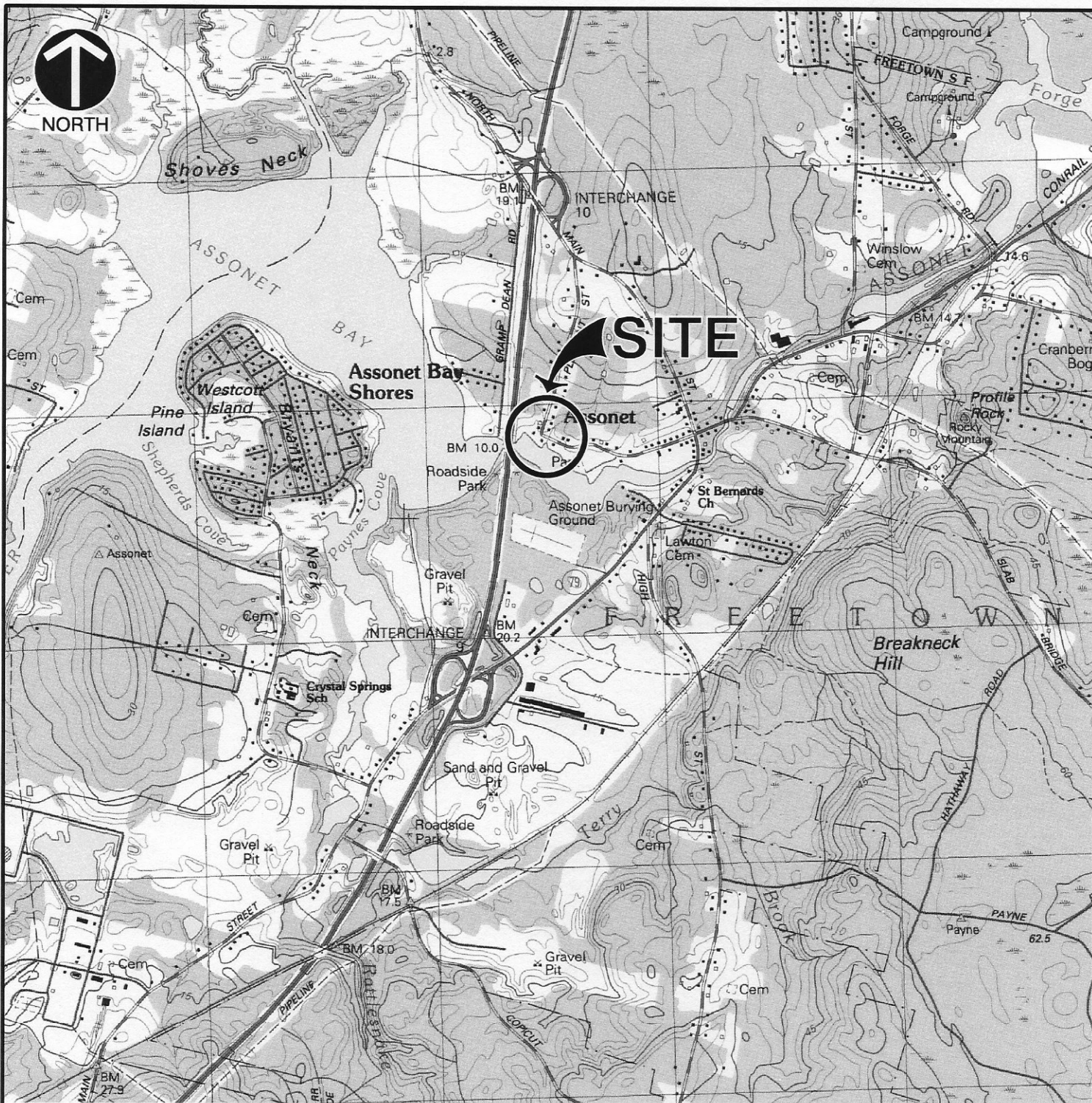
Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



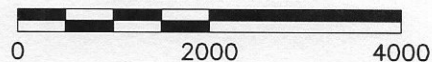
Z:\Freetown\18-7076 Petley Water Street\Site Locus.dwg\FIGURE NO.1} LS:(9/24/2021 - acesor) - LP: 9/24/2021 9:23 AM



## REFERENCE

1. USGS MAPS ARE BASED ON GIS DATA PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASS GIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.

SCALE IN FEET



**Civil & Environmental Consultants, Inc.**

31 Bellows Road · Raynham, MA 02767  
Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669  
www.cecinc.com

DEBORAH PETTEY  
PROPOSED DOCK  
MAP 211 LOT 185  
FREETOWN, MA

SITE LOCUS

DRAWN BY:

AJC

CHECKED BY:

APPROVED BY:

FIGURE NO.:

DATE:

SEPTEMBER, 2021

DWG SCALE:

1"=2000'

PROJECT NO:

18-7076

1

**TOWN OF FREETOWN  
CONSERVATION COMMISSION  
NOTICE OF PUBLIC HEARING**

The Freetown Conservation Commission will hold a public hearing in accordance with M.G.L. Ch. 131, §40 (the Wetlands Protection Act) for a Notice of Intent submitted by Deborah Pettey for construction of a fixed dock with associated gangway and float system along with eradicating the existing Phragmites located on the property at 43 Water Street, Freetown, in an area subject to the Wetlands Protection Act. The public hearing will be held on Monday, October 25, 2021, at 6:00 p.m. via remote hearing conducted through the Town of Freetown Conservation Commission. Copies of the Notice of Intent may be viewed at the Freetown Town Hall.

Keven Desmarais, Chairman  
Freetown Conservation Commission





# 43 Water Street Abutters Within 100'

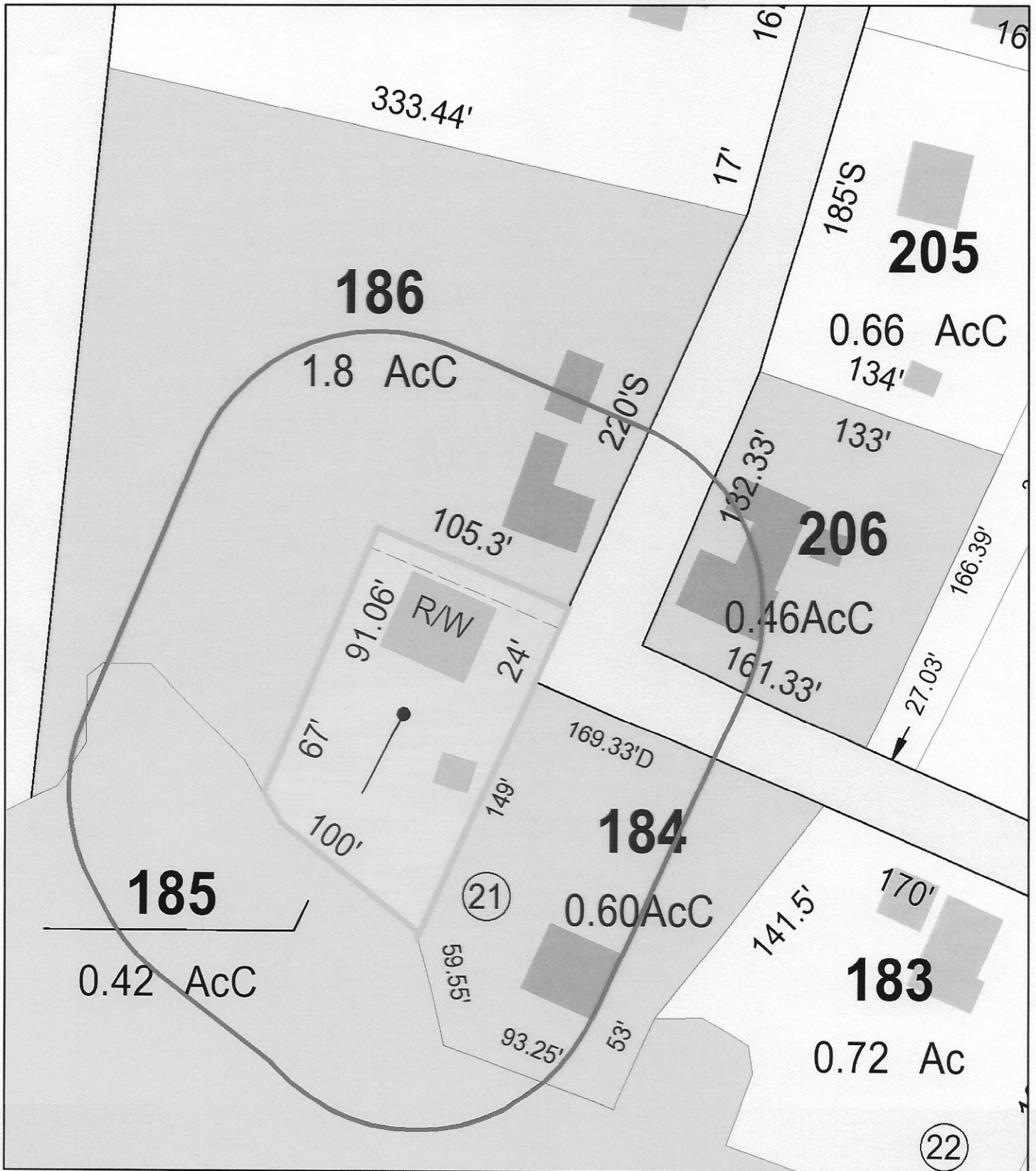
Freetown, MA

1 inch = 70 Feet

**CAI** Technologies  
Precision Mapping. Geospatial Solutions

July 26, 2021

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





# 100 foot Abutters List Report

Freetown, MA

July 23, 2021

## Subject Property:

Parcel Number: 211-185  
CAMA Number: 211-185  
Property Address: 43 WATER ST

Mailing Address: PETTEY DEBORAH  
P O BOX 264  
ASSONET, MA 02702

---

## Abutters:

Parcel Number: 211-184  
CAMA Number: 211-184  
Property Address: 41 WATER ST

Mailing Address: GRIZOTTE FRANSCISLEY J  
310 CROSS RD  
DARTMOUTH, MA 02747

Parcel Number: 211-186  
CAMA Number: 211-186  
Property Address: 1 PLEASANT ST

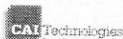
Mailing Address: SZCZEPKOWSKI JANICE  
1 PLEASANT STREET  
ASSONET, MA 02702

Parcel Number: 211-206  
CAMA Number: 211-206  
Property Address: 42 WATER ST

Mailing Address: MILLS CAROLYN JOHNSON  
UPS STORE BOX #293 3952D  
CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92117

*Michael T. McCall*

7/23/2021



www.cai-tech.com

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Page 1 of 1

## **Notification to Abutters**

**In accordance with Massachusetts General Laws Chapter 131, Section 4, the Wetlands Protection Act, you are hereby notified of the following:**

- A. The name of the Applicant is: Deborah Pettey**
- B. The Applicant has filed a Notice of Intent with the Freetown Conservation Commission**
- C. The address of the lot where the activity is proposed is  
43 Water Street, Map 211 Lot 185**
- D. Copies of the Request may be examined at:  
SITEC, Inc. / Civil & Environmental Consultants, Inc.  
31 Bellows Road, Raynham, MA 02767  
Monday – Friday, between the hours of 9:00 a.m. and 4:00 p.m. This is the Applicant's representative. Call 774-409-2664 for more information.**
- E. Copies of the Request may be obtained from the Applicant's representative by calling 774-409-2664 between the hours of 9:00 a.m. and 4:00 p.m., Monday – Friday.**
- F. The public hearing will be held on The Applicant intends to construct a 95-foot long fixed dock with associated gangway and float system in FEMA Flood Zone AE. The Applicant also proposes to eradicate the existing Phragmites located on the property.**

**Note: Notice of the Public Hearing including its date, time, and place will be posted in the Town Hall not less than 48 hours in advance.**

**Note: You also may contact your local Conservation Commission or the nearest DEP Regional office for more information about this application or the Wetlands Protection Act.**

**DEP Southeast Regional Office: 508-946-2700**



## Freetown Conservation Commission Tax Collector Sign-Off

Required for all filings on or after July 1, 2019

The Town of Freetown General By-laws provide that licenses and permits may be denied, suspended, or revoked if taxes or charges are owed to the Town of Freetown and are more than twelve months overdue.

Date: September 24, 2021

Name of Property Owner: Deborah Pettey

Name of Applicant: Alison Cesar for SITEC, Inc. / Civil & Environmental Consultants, Inc.

Address of Property: 43 Water Street

Map: 211 Lot: 185

Tax Collector:

Please check the appropriate boxes to indicate whether or not taxes are current.

	PROPERTY OWNER		APPLICANT	
	Current	Not Current	Current	Not Current
Real Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Personal Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Motor Vehicle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vessel (Boat)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*James H. Hill*  
9/24/21



GIVE ME YOUR TIRED, YOUR POOR ...

1123

43 WATER SREET LLC

PO BOX 264  
ASSONET, MA 02702

9/3 20 21

60-7269/2313

PAY TO

THE ORDER OF

Commonwealth of Mass

\$ 353 <sup>50</sup>/<sub>100</sub>

Three hundred fifty three dollars <sup>50</sup>/<sub>100</sub>

DOLLARS

Security Features  
Included  
Details on Back

SANTANDER BANK, N.A.

FOR

dock permit

William L. Littey

MP

⑈001123⑈ ⑆231372691⑆

3671371463⑈

UNCOMMON VALOR

1124

43 WATER SREET LLC

PO BOX 264  
ASSONET, MA 02702

9/3 20 21

60-7269/2313

PAY TO

THE ORDER OF

Town of Freetown

\$ 378 <sup>50</sup>/<sub>100</sub>

Three hundred seventy eight dollars <sup>50</sup>/<sub>100</sub>

DOLLARS

Security Features  
Included  
Details on Back

SANTANDER BANK, N.A.

FOR

dock permit

William L. Littey

MP

⑈001124⑈ ⑆231372691⑆

3671371463⑈

LIBERTY & JUSTICE FOR ALL

1125

43 WATER SREET LLC

PO BOX 264  
ASSONET, MA 02702

9-11 20 21

60-7269/2313

PAY TO

THE ORDER OF

Town of Freetown

\$ 10 <sup>00</sup>/<sub>100</sub>

Ten dollars <sup>00</sup>/<sub>100</sub>

DOLLARS

Security Features  
Included  
Details on Back

SANTANDER BANK, N.A.

FOR

William L. Littey

MP

⑈001125⑈ ⑆231372691⑆

3671371463⑈

# LETTER OF TRANSMITTAL

31 Bellows Road  
Raynham, MA 02767  
Phone: (774) 501-2176  
Fax: (774) 501-2669

DATE: October 4, 2021

JOB NO.: 304-649  
18-7076

ATTENTION: Environmental Reviewer

**TO:**

Southeast Division of Marine Fisheries  
836 South Rodney French Boulevard  
New Bedford, MA 02744

**RE:**

43 Water Street  
Map 211 Lot 185  
NOI

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via mail the following items:

☐ Shop Drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☒ Application

COPIES	DATE	NO.	DESCRIPTION
1	9/3/2021		WPA Form 3 - Notice of Intent Package
1	7/28/2021		Plan Set

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: \_\_\_\_\_

SIGNED: \_\_\_\_\_

*Alison Cesar*